

0-8-05

June 15, 2005

**VIA IN-HOUSE:**

Director Linda Chapman  
Florence Finance Department  
Florence Government Center  
Florence, KY 41042

Project Manager Peter Glenn  
Florence Public Services  
Florence Government Center  
Florence, KY 41042

Chief Tom Szurlinski  
Florence Police Department  
Florence Government Center  
Florence, KY 41042

Chief Marc Mensch  
Florence Fire/EMS Department  
Fire Station 3, 1152 Weaver Road  
Florence, KY 41042

Director Bob Townsend  
Florence Public Services  
Florence Government Center  
Florence, KY 41042

**VIA CERTIFIED/RETURN RECEIPT REQUESTED:**

Boone County Clerk Marilyn Rouse  
P.O. Box 874  
Burlington, KY 41005

KY. Dept. for Local Government  
1024 Capital Center Drive  
Frankfort, KY 40601

Secretary of State  
700 Capital Avenue, Suite 152  
Frankfort, KY 40601

RECEIVED AND FILED  
DATE Nov. 17, 2005

TREY GRAYSON  
SECRETARY OF STATE  
COMMONWEALTH OF KENTUCKY  
BY Handie Allison

**VIA FIRST CLASS MAIL:**

Insight Communications

Att: Linda Begnoche

7906 Dixie Highway

Florence, KY 41042

Boone County Property Valuation Administrator Ron Burch

P.O. Box 388

Burlington, KY 41005

Cinergy

Att: Jim Gillespie

424 Gest Street, Room 317

Cincinnati, OH 45202

Boone County Sheriff Mike Helmig

P.O. Box 198

Burlington, KY 41005

Postmaster Nancy Huber

FLORENCE POST OFFICE

7101 Turfway Road

Florence, KY 41042

Chief Building Official Jim Key

Boone County Building Inspection Office

5958 Garrard Street

Burlington, KY 41005

Director Dan Maher

Boone County Emergency Management

6024 Rogers Lane

Burlington, KY 41005

Boone County Judge/Executive Gary Moore

P.O. Box 900

Burlington, KY 41005

Manager, Administrative Services Vicki Myers

Boone County Planning Commission

2995 Washington Street

Burlington, KY 41005

Tamika Green

Cincinnati Bell Records Department

201 East 4<sup>th</sup> Street 103-1175

Cincinnati, OH 45202

Owen Electric Cooperative, Inc.  
Att: Bill Prather  
510 South Main  
Owenton, KY 40359

Mr. Gene Roland  
Address Management Systems  
U. S. Postal Service  
1591 Dalton Street  
Cincinnati, OH 45234-9321

Florence City Attorney Hugh O. Skees  
7699 Ewing Boulevard  
Florence, KY 41042

Interim Director  
Boone Co. Public Safety Communications Center  
Florence Government Center  
Florence, KY 41042

CSI Waste Services of Greater Cincinnati  
11563 Mosteller Road  
Cincinnati, OH 45241

Florence City Engineer Bill Viox  
Viox & Viox Inc.  
466 Erlanger Road  
Erlanger, KY 41018

Boone County Board Of Education  
8330 U.S. 42  
Florence, KY 41042

Boone County GIS  
2995 Washington Street  
Burlington, KY 41005

Kentucky League of Cities  
101 E. Vine Street, Suite 600  
Lexington, KY 40507-3700

Northern Kentucky Area Development District  
22 Spiral Drive  
Florence, KY 41042

Dear Sirs and/or Madams:

Enclosed please find certified copies of City of Florence, Kentucky Ordinance No. O-08-05 annexing certain territory consisting of a parcel of approximately 2.51 acres located on the northwest side of U.S. Highway 42 about 3.6 miles southwest of its intersection with U.S. Highway 25, adjacent to the City limits of Florence. This property was annexed at the request of Terrace Development Company, LLC Property, owner(s). Exhibits A, the legal description and B, the plat map of said property, are included herewith. **According to the owner, there are 0 registered voters residing on this property at present.**

First reading of Ordinance No. O-08-05 was held on the 10<sup>th</sup> of May, 2005. Second reading was held on the 31<sup>st</sup> of May, 2005, and the full Ordinance was published in the *Boone County Recorder* on the 9<sup>th</sup> of June, 2005, at which time the Ordinance became statutorily official.

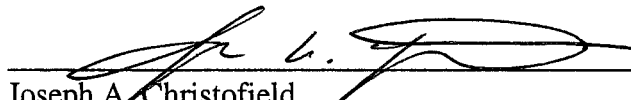
If you require additional information, please contact me.

Sincerely,

  
Joseph A. Christofield  
Florence City Clerk

I, Joseph A. Christofield, City Clerk for the City of Florence, Kentucky, do hereby certify that the foregoing is a true and correct copy of O-8-05 as same appears in the official records of my office.

Dated this 15<sup>th</sup> day of June, 2005.

  
Joseph A. Christofield  
Florence City Clerk

RECEIVED AND FILED  
DATE November 17, 2005  
\_\_\_\_\_  
TREY GRAYSON  
SECRETARY OF STATE  
COMMONWEALTH OF KENTUCKY  
BY Handie Gillman

# **EXHIBIT**

## **“A”**

AN ORDINANCE ANNEXING CERTAIN TERRITORY CONSISTING OF A PARCEL OF APPROXIMATELY 2.51 ACRES LOCATED ON THE NORTHWEST SIDE OF U.S. HIGHWAY 42 ABOUT 3.6 MILES SOUTHWEST OF ITS INTERSECTION WITH U.S. HIGHWAY 25, ADJACENT TO THE CITY LIMITS. (TERRACE DEVELOPMENT COMPANY, LLC PROPERTY)

WHEREAS, Terrace Development Company, LLC, a Kentucky limited liability company, being the owner of record of the hereinafter described territory (the "territory"), has requested that the City of Florence, Kentucky (the "City") annex the territory and, pursuant to K.R.S. 81A.412, the owner has given written consent to such annexation; and

WHEREAS, the City has determined that it is desirable to annex the territory which is contiguous to the boundaries of the City, and

WHEREAS, pursuant to K.R.S. 100.209(1) the City makes the election that after annexation the territory shall remain subject to the same land use restrictions as applied to it prior to annexation until such restrictions are changed in accordance with K.R.S. Chapter 100.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF FLORENCE, KENTUCKY, AS FOLLOWS:

#### SECTION I

The City finds that the hereinafter described unincorporated territory meets the requirements of K.R.S. 81A.410 and is as follows:

- (a.) Is contiguous to the boundaries of the City, and
- (b.) Is urban in character and suitable for development for urban purposes without unreasonable delay, and
- (c.) Is not included within the boundary of another incorporated city.

#### SECTION II

That the territory, described in Exhibits "A" and "A1" and shown on Exhibits "B" and "B1" each of which is attached hereto and incorporated herein by reference, shall be and the same is hereby annexed to the City of Florence, Kentucky.

#### SECTION III

The owners of record of the territory have filed with the City written consent to this annexation under K.R.S. 81A.412 and therefore, the following do not apply to this annexation: (a) the notification ordinance required by K.R.S. 81A. 420(1); (b) the notice requirement of K.R.S. 81A.425; and (c) the waiting period of K.R.S. 81A.420(2).

#### SECTION IV

Pursuant to K.R.S. 100.209(1) the territory shall, after annexation, remain subject to the same land use restrictions as applied to it prior to annexation, until those restrictions are changed in accordance with K.R.S. Chapter 100.

#### SECTION V

This ordinance shall be published in full.

PASSED AND APPROVED ON FIRST READING THIS 10<sup>th</sup> DAY OF May, 2005.  
PASSED AND APPROVED ON SECOND READING AND PUBLICATION ORDERED THIS 31<sup>st</sup> DAY OF May, 2005.

APPROVED:

Dean E. White  
MAYOR

ATTEST:

A. L. [Signature]  
CITY CLERK

**LEGAL DESCRIPTION  
FOR ANNEXATION TO THE CITY OF FLORENCE  
TRIANGLE DESIGN GROUP**

**Situated** on the northwesterly side of U.S. Highway #42 located approximately 0.2 mile southwest of Farmview Drive in unincorporated Boone County, Kentucky and being all of the lands conveyed to Kenneth P. Bowman as described in Deed Book 575, Page 04 and being more particularly described as follows:

**BEGINNING** at the northwesterly most corner of said Bowman property (Deed Book 575, Page 04) said point being a common corner to a parcel of land conveyed to Anna Claudette Scherf as described in Deed Book 451, Page 53 said point also being in the southerly line of Farmview Subdivision and the existing corporation limits for the City of Florence;

**Thence** continuing along the common line of said Bowman and the southerly line of Farmview Subdivision, also being the existing City of Florence limits, for the following two (2) calls:

1. North 62°05'00" East for a distance of 65.30 feet to a point;
2. South 71°17'00" East for a distance of 77.60 feet to a point;

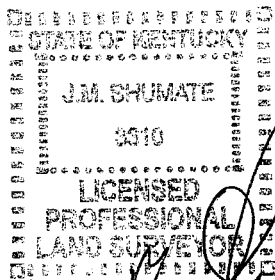
**Thence** leaving said southerly line of Farmview Subdivision and continuing with the easterly line of said Bowman (Deed Book 575, Page 04), also being the existing City of Florence limits, South 20°17'00" East for a distance of 446.25 feet to a point in the northwesterly right of way line of U.S. Highway #42;

**Thence** continuing with said northwesterly right of way line of U.S. Highway #42 South 69°43'00" West for a distance of 125.00 feet to a point being a common corner to said Bowman and a parcel of land conveyed to said Anna Claudette Scherf (Deed Book 451, Page 53);

**Thence** leaving said northwesterly right of way line of U.S. Highway #42 and continuing with the common line of said Bowman and Scherf (Deed Book 451, Page 53) North 20°17'00" West for a distance of 486.50 feet to the said **POINT OF BEGINNING**.

**Containing** approximately 1.43 acres of land, more or less, based on deed descriptions and being subject to all legal highways, rights-of-way, easements, covenants and/or restrictions of record. This legal description is based on the deed description contained in Deed Book 575, Page 04. The source of bearings for this description is based on the property described in Deed Book 451, Page 53.

It is the intent of this legal description to include all of the property conveyed to Kenneth P. Bowman (Deed Book 575, Page 04) in this annexation parcel to the City of Florence.



# **EXHIBIT**

## **“A1”**



**LEGAL DESCRIPTION  
FOR ANNEXATION TO THE CITY OF FLORENCE  
TRIANGLE DESIGN GROUP**

Situated on the northwesterly side of U.S. Highway #42 located approximately 0.2 mile southwest of Farmview Drive in unincorporated Boone County, Kentucky and being all of the lands conveyed to Anna Claudette Scherf as described in Deed Book 451, Page 53 and being more particularly described as follows:

**BEGINNING** at the northwesterly most corner of said Scherf property (Deed Book 451, Page 53) said point being a common corner to a parcel of land conveyed to Kenneth P. Bowman as described in Deed Book 575, Page 06 said point also being in the southerly line of Farmview Subdivision and the existing corporation limits for the City of Florence;

Thence continuing along the common line of said Scherf and the southerly line of Farmview Subdivision, also being the existing City of Florence limits, North 62°05'00" East for a distance of 97.78 feet to a point being a common corner to said Scherf and a parcel of land conveyed to Kenneth P. Bowman (Deed Book 575, Page 04);

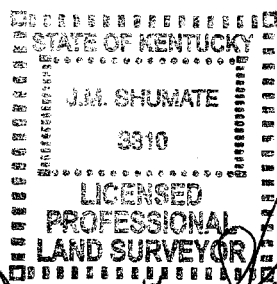
Thence leaving said southerly line of Farmview Subdivision, also being the existing City of Florence limits, and continuing with the common line of said Scherf and Bowman (Deed Book 575, Page 04) South 20°17'00" East for a distance of 486.50 feet to a point in the northwesterly right of way line of U.S. Highway #42;

Thence continuing with said northwesterly right of way line of U.S. Highway #42 South 69°43'00" West for a distance of 99.92 feet to a point being a common corner to said Scherf and a parcel of land conveyed to Kenneth P. Bowman (Deed Book 575, Page 06);

Thence leaving said northwesterly right of way line of U.S. Highway #42 and continuing with the common line of said Scherf and Bowman (Deed Book 575, Page 6) North 19°55'05" West for a distance of 473.52 feet to the said **POINT OF BEGINNING**.

Containing approximately 1.08 acres of land, more or less, based on deed descriptions and being subject to all legal highways, rights-of-way, easements, covenants and/or restrictions of record. This legal description is based on the deed description contained in Deed Book 451, Page 53. The source of bearings for this description is based on the property described in Deed Book 451, Page 53.

It is the intent of this legal description to include all of the property conveyed to Anna Claudette Scherf (Deed Book 451, Page 53) in this annexation parcel to the City of Florence.



3/15/05

# **EXHIBIT**

## **“B”**

KENNETH P. BOWMAN  
D.B. 575 PG. 11  
5.38 AC.

(CITY OF FLORENCE)

NORTHFIELD DRIVE

(CITY OF FLORENCE)

NOTE:  
ALL TOPOGRAPHIC INFORMATION FROM BOONE  
COUNTY G.I.S.

THIS EXHIBIT DOES NOT REPRESENT AN ACTUAL FIELD  
SURVEY. INFORMATION SHOWN HEREON IS FROM  
EXISTING DEEDS AND IS FOR INFORMATION PURPOSES  
ONLY.

BEARING SYSTEM SHOWN HEREON BASED ON  
PROPERTY DESCRIPTION CONTAINED IN D.B. 451 PG. 53

KENNETH P. BOWMAN  
D.B. 575 PG. 9  
3.47 AC.

KENNETH P.  
BOWMAN  
D.B. 575 PG. 6  
1.06 AC.

ANNA CLAUDETTE  
SCHERF  
D.B. 451 PG. 53  
1.08 AC.

KENNETH P.  
BOWMAN  
D.B. 575 PG. 4  
1.43 AC.

JULIAN MACKENZIE  
D.B. 768 PG. 37  
1.25 AC.

SUBJECT  
PROPERTY

(BOONE COUNTY)

(CITY OF FLORENCE)

N62°05'00"E  
65.30'  
77.60'  
S71°17'00"E  
446.25'

P.O.B.

N20°17'00"W

125.00'

S69°43'00"W

US 42

STATE OF KENTUCKY  
J.M. SHUMATE  
3310  
LICENSED  
PROFESSIONAL  
LAND SURVEYOR

GRAPHIC SCALE  
50 0 100

**CDS**  
engineers  
architects  
planners  
surveyors

CDS Associates, Inc.  
7000 Dixie Highway  
Florence, Kentucky 41042  
606.525.0504  
606.525.0501 FAX  
1105 Karswell Road  
Chattanooga, TN 37412-1818  
615.781.1700  
615.781.1826 FAX

ANEXATION EXHIBIT

US 42 SITE  
BOONE COUNTY, KENTUCKY

REVISIONS	DATE	BY	CHKD
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

SCALE  
1"=100'  
DATE  
1-22-04  
DRAWN  
EODS  
CHECKED  
JSHU

EXHIB

# **EXHIBIT**

## **“B1”**

KENNETH P. BOWMAN  
D.B. 575 PG. 11  
5.38 AC.

(CITY OF FLORENCE)

NORTHFIELD DRIVE

(CITY OF FLORENCE)

NOTE:  
ALL TOPOGRAPHIC INFORMATION FROM BOONE  
COUNTY G.I.S.

THIS EXHIBIT DOES NOT REPRESENT AN ACTUAL FIELD  
SURVEY. INFORMATION SHOWN HEREON IS FROM  
EXISTING DEEDS AND IS FOR INFORMATION PURPOSES  
ONLY.

BEARING SYSTEM SHOWN HEREON BASED ON  
PROPERTY DESCRIPTION CONTAINED IN D.B. 451 PG. 53

KENNETH P. BOWMAN  
D.B. 575 PG. 9  
3.47 AC.

KENNETH P.  
BOWMAN  
D.B. 575 PG. 6  
1.06 AC.

SUBJECT  
PROPERTY

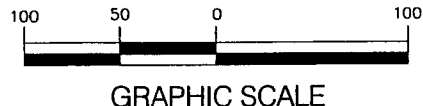
ANNA CLAUDETTE  
SCHERF  
D.B. 451 PG. 53  
1.08 AC.

KENNETH P.  
BOWMAN  
D.B. 575 PG. 4  
1.43 AC.

(BOONE COUNTY)

(CITY OF FLORENCE)

STATE OF KENTUCKY  
J.M. SHUMATE  
3310  
LICENSED  
PROFESSIONAL  
LAND SURVEYOR



P.O.B.

N62°05'00"E  
97.78'

473.52'

486.50'

N19°55'05"W

S20°17'00"E

99.92'

S69°43'00"W

US 42

**CDS**  
engineers  
architects  
planners  
surveyors

CDS Associates, Inc.  
1000 Dale Highway  
Florence, Kentucky 41042  
618.525.0044  
618.525.0951 FAX

11000 Harwood Road  
Cincinnati, Ohio 45242-1010  
513.751.1010  
513.751.1026 FAX

ANEXATION EXHIBIT

US 42 SITE

BOONE COUNTY, KENTUCKY

REVISIONS	DATE	BY	CHKD	APP'D
1	11-22-04	JSHU		
2				
3				
4				
5				
6				
7				
8				
9				
10				

SCALE  
1"=100'  
DATE  
11-22-04  
DRAWN  
EODS  
CHECKED  
JSHU

EXHIB